

Sturbridge

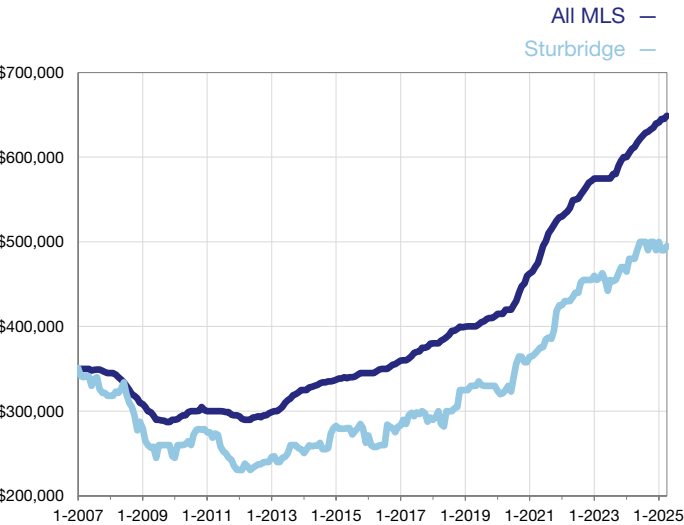
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	12	+ 50.0%	24	33	+ 37.5%
Closed Sales	4	8	+ 100.0%	21	33	+ 57.1%
Median Sales Price*	\$409,000	\$580,000	+ 41.8%	\$500,000	\$524,900	+ 5.0%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	103	65	- 36.9%	76	56	- 26.3%
Percent of Original List Price Received*	89.2%	100.3%	+ 12.4%	93.3%	98.1%	+ 5.1%
New Listings	14	10	- 28.6%	29	37	+ 27.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	3	--	7	7	0.0%
Closed Sales	1	2	+ 100.0%	7	6	- 14.3%
Median Sales Price*	\$350,000	\$282,500	- 19.3%	\$335,000	\$327,500	- 2.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	36	+ 89.5%	15	31	+ 106.7%
Percent of Original List Price Received*	103.2%	96.4%	- 6.6%	101.9%	98.0%	- 3.8%
New Listings	0	1	--	7	6	- 14.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

